CITY OF CHICAGO ZONING BOARD OF APPEALS

FRIDAY- December 20, 2019

121 N. LaSalle Street- City Council Chambers- 2nd Flr.

PHYSICALLY PRESENT FOR ALL OR SOME PORTIONS

Farzin Parang Zurich Esposito Sylvia Garcia Jolene Saul Sam Toia

Chairman Parang called the meeting to order at 9:10 AM and then undertook a roll call to establish the presence of a quorum. The morning hearings commenced with five members present (Chairman, Garcia, Esposito, Saul, and Toia).

Motion to approve the minutes from the November 15, 2019 regular meeting made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Garcia, Esposito, Saul, and Toia.

Motion to approve the December 20, 2019 agenda made by Chairman. Second by Esposito. Motion carried 5-0; yeas – Chairman, Garcia, Esposito, Saul, and Toia.

9:00 A.M.

CONTINUANCE

551-19-S ZONING DISTRICT: B1-1 WARD: 19

APPLICANT: Completely Styled

OWNER: 11070 S. Western, LLC

PREMISES AFFECTED: 2406 W. 111th Street

SUBJECT: Application for a special use to establish a hair salon.

Motion to approve made by Chairman. Second by Toia.

Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,

and Toia.

REGULAR CALL

597-19-S ZONING DISTRICT: B1-3 WARD: 48

APPLICANT: Sunita Shrivastava dba Silky Threading, Waxing, Nails, Hair &

Body Tan Salon

OWNER: BCH Granville, LLC

PREMISES AFFECTED: 1051-53 W. Granville Avenue

SUBJECT: Application for a special use to establish a hair and nail salon in an

existing personal service facility.

Motion to approve made by Chairman. Second by Toia.

Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,

and Toia.

598-19-Z **ZONING DISTRICT: RT-4 WARD: 28**

APPLICANT: AGC, Holdings, Inc. **OWNER:** Same as applicant

2450 W. Flournoy Street PREMISES AFFECTED:

Application for a variation to reduce the minimum lot area per SUBJECT:

dwelling unit from the required 1,000 square feet to 998 square feet

for a proposed three-story, three dwelling unit building.

Continued to January 17, 2020 at 2:00 p.m.

599-19-Z **ZONING DISTRICT: RM-5 WARD: 27**

APPLICANT: Urbane Home, LLC- 1459 North Park

Same as applicant **OWNER:**

PREMISES AFFECTED: 1459-61 N. North Park Avenue

Application for a variation to reduce the rear setback from the **SUBJECT:**

> required 28.62' to 17', north side setback from 2' to 1' (south to be 3'), combined side setback from 5' to 4' for a proposed three-story,

single-family residence.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,

and Toia.

ZONING DISTRICT: RS-3 WARD: 26 600-19-Z

APPLICANT: Adelina Pavia **OWNER:** Same as applicant 1618 N. Avers Avenue PREMISES AFFECTED:

SUBJECT: Application for a variation to reduce the front setback from the

> required 15.25' to 9.58', north side setback from 2' to 1' (south to be 5.9'), combined side setback to be 6.9' to remove and replace the front and rear porch and construct a new rooftop deck on the

existing garage.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,

and Toia.

ZONING DISTRICT: RT-4 601-19-Z **WARD: 25**

APPLICANT: Fox Chicago, LLC Same as applicant **OWNER:** PREMISES AFFECTED:

1906 S. Carpenter Street

SUBJECT: Application for a variation to reduce the north side setback from 2'

> to .88', (south to be 2.76') combined side setback from 5' to 3.64' for a proposed two and three-story, two dwelling unit building. Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,

and Toia.

602-19-Z **ZONING DISTRICT: RT-4 WARD: 25**

APPLICANT: Fox Chicago, LLC Same as applicant **OWNER:**

PREMISES AFFECTED: 1906 S. Carpenter Street

SUBJECT: Application for a variation to reduce the rear yard open space from

the required 162.5 square feet to zero for a proposed two and three-

story, two dwelling unit building.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,

and Toia.

603-19-S ZONING DISTRICT: B1-1 WARD: 39

APPLICANT: Rule Transfer IL, Inc. **OWNER:** Same as applicant

PREMISES AFFECTED: 4058 -4102 W. Peterson Avenue

SUBJECT: Application for a special use to establish a one-lane drive-through

facility to serve a proposed fast food restaurant.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,

and Toia.

604-19-S ZONING DISTRICT: B3-2 WARD: 6
APPLICANT: Christal Deese dba The Beauty and Barber Lounge, LLC

OWNER: V & N Properties

PREMISES AFFECTED: 7242 S. Wentworth Avenue

SUBJECT: Application for a special use to establish a hair and nail salon.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,

and Toia.

605-19-Z ZONING DISTRICT: RS-3 WARD: 29

APPLICANT: Bombs, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 5437 W. Gladys Avenue

SUBJECT: Application for a variation to reduce the front setback from the

required 16.7' to 0.75', west setback from 3.44' to 2.15' (east to be 15.38') combined side setback to be 17.53', the setback from the rear property line for enclosed parking from 2' to 0.65' for a proposed rear addition, rear open deck, detached two-car garage and a new 5' tall solid fence at the front of an existing single family

residence.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,

and Toia.

606-19-S ZONING DISTRICT: B3-2 WARD: 8

APPLICANT: Epitome of She, LLC

OWNER: Carol Investment Corporation **PREMISES AFFECTED:** 8301 S. Stony Island, Unit B

SUBJECT: Application for a special use to establish a hair salon.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,

and Toia.

607-19-S ZONING DISTRICT: B3-2 WARD: 44

APPLICANT: Cuddle Bunny, LLC
OWNER: 2901-11 Clark, LLC
PREMISES AFFECTED: 2901 N. Clark Street

SUBJECT: Application for a special use to establish an animal services

(boarding) facility.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,

and Toia.

608-19-Z ZONING DISTRICT: RS-2 WARD: 50

APPLICANT: Michael Steinmetz
OWNER: Same as applicant
PREMISES AFFECTED: 2944 W. Morse Avenue

SUBJECT: Application for a variation to reduce the combined side setback

from the required 12.75' to 10.17' (west to remain at 4.6' and east to be 5.57'), for a proposed two-story addition to the side and rear of

the existing single-family residence.

Motion to approve made by Chairman. Second by Toia.

Motion carried 4-1; yeas – Chairman, Garcia, Saul, and Toia;

nays - Esposito.

609-19-Z ZONING DISTRICT: RS-2 WARD: 50

APPLICANT: Michael Steinmetz
OWNER: Same as applicant
PREMISES AFFECTED: 2944 W. Morse Avenue

SUBJECT: Application for a variation to increase the floor area ratio from the

maximum 0.65 to 0.74 for a proposed two-story addition to the rear

and side of the existing single-family residence.

Motion to approve made by Chairman. Second by Toia.

Motion carried 4-1; yeas – Chairman, Garcia, Saul, and Toia;

nays - Esposito.

610-19-S ZONING DISTRICT: B3-1 WARD: 50

APPLICANT: Mt. Zion Anglican Church

OWNER: Same as applicant **PREMISES AFFECTED:** 2741 W. Howard Street

SUBJECT: Application for a special use to establish a religious assembly

facility within an existing one and two-story building.

Motion to approve made by Chairman. Second by Toia.

Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,

and Toia.

611-19-Z ZONING DISTRICT: B3-1 WARD: 50

APPLICANT: Mt. Zion Anglican Church OWNER: Meirim Food Holdings, LLC PREMISES AFFECTED: 7555 N. California Avenue

SUBJECT: Application for a variation to establish four off-site parking spaces

in an existing fifteen space parking lot to serve the proposed the religious assembly at 2741 W. Howard Street. The entrance from the religious assembly to the parking spaces is less than 100 feet.

Motion to approve made by Chairman. Second by Toia.

Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,

and Toia.

612-19-Z ZONING DISTRICT: RS-3 WARD: 37

APPLICANT: Maldonado Properties Inc.

OWNER: Same as applicant

PREMISES AFFECTED: 1503 N. Central Avenue

SUBJECT: Application for a variation to reduce the front setback from the

required 12.73' to 9.97', north setback from 2.4' to 0.43' (south to be 3.21'), combined side setback from 6' to 3.64' for a proposed one story front one story open porch with roof and new side below grade secondary entry stair to the first story at the existing three-

story, single-family residence.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,

and Toia.

613-19-Z ZONING DISTRICT: B2-3 WARD: 44

APPLICANT: 3264 Clark, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 913 W. School Street

SUBJECT: Application for a variation to reduce the rear setback from the

required 30' to 2' for a proposed five-story, eighteen dwelling unit and four efficiency unit residential building with an attached eleven

car garage at ground floor. This is a transit served location.

Motion to approve made by Chairman. Second by Toia.

Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,

and Toia.

614-19-Z ZONING DISTRICT: B2-3 WARD: 44

APPLICANT: 3264 Clark, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 913 W. School Street

SUBJECT: Application for a variation to reduce the amount of street facing

transparent windows from the required 172.8 square feet to 137.1 square feet for a proposed five-story, eighteen dwelling unit and four efficiency unit residential building with an attached eleven car garage at the ground floor. This is a transit served location.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

615-19-Z ZONING DISTRICT: RM-6 WARD: 43

APPLICANT: Alexander Stoykov
OWNER: Same as applicant
PREMISES AFFECTED: 343 W. Belden Avenue

SUBJECT: Application for a variation to reduce the minimum east and west

side setback from the required 4.04' to 0.17' for a proposed fourstory rear addition with rear open deck in an existing four-story building being deconverted from a three dwelling unit building to a

two dwelling unit building.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,

and Toia.

616-19-S ZONING DISTRICT: C1-2 WARD: 1

APPLICANT: Moca, LLC

OWNER: Drummond & Briar, LLC

PREMISES AFFECTED: 2847 W. Fullerton Avenue / 2367 N. Milwaukee Avenue

SUBJECT: Application for a special use to expand an existing medical

cannabis dispensary in an existing one and two-story building.

Continued to January 17, 2020 at 2:00 p.m.

617-19-S ZONING DISTRICT: B3-3 WARD: 26

APPLICANT: Jester Properties, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1709 N. Kedzie Avenue

SUBJECT: Application for a special use to establish residential use below the

second floor for a proposed four-story, three dwelling unit building

with a parking pad.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Garcia, and

Saul (Toia absent).

618-19-Z ZONING DISTRICT: RM-4.5 WARD: 1

APPLICANT: 1500 Ohio, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 1513 W. Ohio Street

SUBJECT: Application for a variation to reduce the rear yard setback from the

required 35.7' to 16.8' for a proposed access bridge connection between proposed roof decks on an existing detached two-car garage from the existing rear four-story open stair to an existing

three-story, six dwelling unit building.

Motion to approve made by Chairman. Second by Esposito. Motion denied 0-4; yeas – none; nays - Chairman, Esposito,

Garcia, and Saul (Toia absent).

619-19-Z ZONING DISTRICT: RM-4.5 WARD: 1

APPLICANT: 1500 Ohio, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 1513 W. Ohio Street

SUBJECT: Application for a variation to relocate the required rear yard open

space of 386.75 square feet to the proposed garage roof deck which will serve the existing three-story, six dwelling unit building.

Motion to approve made by Chairman. Second by Esposito.

Motion denied 0-4; yeas – none; nays - Chairman, Esposito,

Garcia, and Saul (Toia was absent).

620-19-Z ZONING DISTRICT: RM-5 WARD: 2

APPLICANT: Darren and Jill Kohlberg

OWNER: Same as applicant **PREMISES AFFECTED:** 315 W. Eugenie Street

SUBJECT: Application for a variation to reduce the west side setback from the

required 2' to 1.17' (east to be 2.75'), combined side setback from 4.8' to 3.92' for a proposed two-story addition to the rear of the

existing single-family residence.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,

and Toia.

621-19-Z ZONING DISTRICT: C2-2 WARD: 1

APPLICANT: Diamond Partnership, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 505 N. Hermitage Avenue

SUBJECT: Application for a variation to reduce the minimum lot area from

the required 6,000 square feet to 5,852 square feet for a proposed

four-story, six dwelling unit mixed use building. Continued to January 17, 2020 at 2:00 p.m.

622-19-Z ZONING DISTRICT: C2-2 WARD: 1

APPLICANT: Diamond Partnership, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 505 N. Hermitage Avenue

SUBJECT: Application for a variation to increase the height from the

maximum 50' to 55' for a proposed four-story, six dwelling unit

mixed use building.

Continued to January 17, 2020 at 2:00 p.m.

623-19-S ZONING DISTRICT: C2-2 WARD: 1

APPLICANT: Diamond Partnership, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 513 N. Hermitage Avenue

SUBJECT: Application for a special use to establish residential use below the

second floor for a proposed four-story, six dwelling unit building.

Continued to January 17, 2020 at 2:00 p.m.

624-19-S ZONING DISTRICT: C2-2 WARD: 1

APPLICANT: Diamond Partnership, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 521 N. Hermitage Avenue

SUBJECT: Application for a special use to establish residential use below the

second floor for a proposed four-story, six dwelling unit building.

Continued to January 17, 2020 at 2:00 p.m.

625-19-S ZONING DISTRICT: C2-2 WARD: 1

APPLICANT: Diamond Partnership, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 529 N. Hermitage Avenue

SUBJECT: Application for a special use to establish residential use below the

second floor for a proposed four-story, six dwelling unit building.

Continued to January 17, 2020 at 2:00 p.m.

626-19-S ZONING DISTRICT: C1-2 WARD: 6

APPLICANT: Chicago Army & Lou's Inc.

OWNER: Willie Brown Beneficiary & Trust of First National Bank

PREMISES AFFECTED: 420-24 E. 75th Street

SUBJECT: Application for a special use to establish an out- door roof top

patio to serve the existing restaurant with a proposed second story

addition.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,

and Toia.

627-19-Z ZONING DISTRICT: C1-2 WARD: 6

APPLICANT: Chicago Army & Lou's Inc.

OWNER: Willie Brown - Beneficiary and Trustee of First National Bank

PREMISES AFFECTED: 420-24 E. 75th Street

SUBJECT: Application for a variation to establish a public place of

amusement license to serve an existing restaurant which is located

within 125' of a residential zoning district.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,

and Toia.

628-19-S ZONING DISTRICT: B3-2 WARD: 8

APPLICANT: Salonish Hair Studio, LLC

OWNER: Mohamed Nasser

PREMISES AFFECTED: 8546 S. Stony Island Avenue

SUBJECT: Application for a special use to establish a hair salon.

Motion to approve made by Chairman. Second by Toia.

Motion carried 5-0; yeas - Chairman, Esposito, Garcia, Saul,

and Toia.

629-19-S ZONING DISTRICT: B3-1 WARD: 11

APPLICANT: Flags Social & Athletic Club

OWNER: Same as applicant **PREMISES AFFECTED:** 552 W. 47th Street

SUBJECT: Application for a special use to expand an existing one-story

private lodge with a proposed one-story addition.

Motion to approve made by Chairman. Second by Toia.

Motion carried 4-0; yeas - Chairman, Esposito, Saul, and Toia

(Garcia absent).

630-19-Z ZONING DISTRICT: B3-1 WARD: 11

APPLICANT: Flags Social & Athletic Club

OWNER: Same as applicant **PREMISES AFFECTED:** 552 W. 47th Street

SUBJECT: Application for a variation to establish a public place of

amusement license for an existing private lodge.

Motion to approve made by Chairman. Second by Toia.

Motion carried 4-0; yeas - Chairman, Esposito, Saul, and Toia

(Garcia absent).

631-19-S ZONING DISTRICT: B3-3 WARD: 28

APPLICANT: 624-28 S Racine, LLC
OWNER: Same as applicant

PREMISES AFFECTED: 624-28 S. Racine Avenue

SUBJECT: Application for a special use to establish residential use below the

second floor for an existing three and four-story building to be converted from an eight dwelling unit mixed us building with ground floor restaurant to an eleven dwelling unit building.

Motion to approve made by Chairman. Second by Toia.

Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,

and Toia.

The Chairman moved to recess at 12:40 PM. Second by Toia. Motion carried 5-0; yeas-Chairman, Esposito, Garcia, Saul, and Toia.

The Board reconvened at 2:05 PM. The Chairman undertook a roll call to establish the presence of a quorum. The afternoon hearings commenced with five members present (Chairman, Esposito, Garcia, Saul, and Toia).

2:00 P.M.

CONTINUANCES

457-19-S ZONING DISTRICT: PMD-4A WARD: 27

APPLICANT: Moonlight Studios, Inc.
OWNER: DDP Enterprises, LLC
PREMISES AFFECTED: 1455 W. Hubbard Street

SUBJECT: Application for a special use to establish an accessory off-site

parking lot with seventeen required parking spaces to serve a proposed industrial private event space located at 1446 W. Kinzie

Street.

Continued to February 21, 2020 at 2:00 p.m.

458-19-Z ZONING DISTRICT: PMD-4A WARD: 27

APPLICANT: Moonlight Studios, Inc. **OWNER:** DDP Enterprises, LLC **PREMISES AFFECTED:** 1455 W. Hubbard Street

SUBJECT: Application for a variation to establish shared parking for

seventeen parking spaces for non-residential use with different peak hours to accommodate the required parking for a proposed industrial private event space located at 1446 W. Kinzie Street.

Continued to February 21, 2020 at 2:00 p.m.

478-19-Z ZONING DISTRICT: RS-3 WARD: 27

APPLICANT: Albert V. Trigo
OWNER: Same as applicant
PREMISES AFFECTED: 1015 N. Drake Avenue

SUBJECT: Application for a variation to reduce the rear setback from the

required 37.54' to zero, north side setback from 2.4' to zero (south shall be zero), combined side setback from 6' to zero to allow a rear fence with rolling gate at 11.2' in height to serve the existing

two-story residential building.

Motion to approve with condition made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito,

Garcia, Saul, and Toia.

528-19-Z ZONING DISTRICT: C1-2 WARD: 8

APPLICANT: Education & Entertainment, Inc.

OWNER: Leona's Properties, LLC **PREMISES AFFECTED:** 9156 S. Stony Island Avenue

SUBJECT: Application for a variation to establish a public place of

amusement license to provide recreational services, live theatrical performances, dancing comedy and rental space which is located

within 125' of a residential district.

Withdrawn.

536-19-Z ZONING DISTRICT: C2-2 WARD: 32

APPLICANT: Yaz & Cam dba Granero

OWNER: Raul Perez

PREMISES AFFECTED: 2529 N. Milwaukee Avenue

SUBJECT: Application for a variation to establish a public place of

amusement license to provide live entertainment, music, DJ, and cover charge within an existing restaurant which is located within

125' of a residential district.

Motion to approve made by Chairman. Second by Toia. Motion carried 3-2; yeas – Garcia, Saul, and Toia; nays –

Chairman and Esposito.

562-19-Z ZONING DISTRICT: B3-3 WARD: 32

APPLICANT: KPLN Holdings, LLC

OWNER: Southport Lincoln Property Series, LLC / L W East Series, LLC

PREMISES AFFECTED: 2933-37 N. Southport Avenue / 2956-58 N. Lincoln Avenue **SUBJECT:** Application for a variation to reduce the rear setback from the

required 30' to zero for a proposed four-story, mixed use building

with an attached eleven car garage.

Motion to approve with condition made by Chairman. Second by Toia. Motion carried 4-1; yeas – Chairman, Esposito, Saul,

and Toia; nays - Garcia.

563-19-Z ZONING DISTRICT: B3-3 WARD: 32

APPLICANT: KPLN Holdings, LLC

OWNER: Southport Lincoln Property Series, LLC / L W East Series, LLC

PREMISES AFFECTED: 2933-37 N. Southport Avenue / 2956-58 N. Lincoln Avenue

SUBJECT: Application for a variation to reduce the off-street parking from the

required twelve parking spaces to eleven for a proposed four-story,

mixed use building with an attached eleven car garage.

Withdrawn.

566-19-Z ZONING DISTRICT: RS-3 WARD: 32

APPLICANT: Noah Properties, LLC **OWNER:** John A. Newhouse

PREMISES AFFECTED: 2339 W. Shakespeare Avenue

SUBJECT: Application for a variation to reduce the front setback from the

required 13.03' to 8.5', east setback from 2' to 1'*, combined side setback from 4.8' to 3'*, rear setback from 28' to 2' for a proposed two-story, single family residence with rear open deck and an

attached two-car garage with roof deck.

Motion to approve with condition made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito,

Garcia, Saul, and Toia.

567-19-Z ZONING DISTRICT: RS-3 WARD: 32

APPLICANT: Noah Properties, LLC **OWNER:** John A. Newhouse

PREMISES AFFECTED: 2339 W. Shakespeare Avenue

SUBJECT: Application for a variation to relocate the required 225 square feet

of rear yard open space to the proposed garage roof deck which will serve the proposed two-story, single family residence with rear

open deck and an attached two-car garage with roof deck.

Motion to approve with condition made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito,

Garcia, Saul, and Toia.

*Amended at hearing

568-19-Z ZONING DISTRICT: RS-3 WARD: 32

APPLICANT: Noah Properties, LLC **OWNER:** John A. Newhouse

PREMISES AFFECTED: 2341 W. Shakespeare Avenue

SUBJECT: Application for a variation to reduce the front setback from the

required 12.85' to 8.5', both side yard setbacks from 2' to zero, combined side yard setback from 4.8' to zero, rear yard setback from 28' to 2' for a proposed two-story, single family residence with a rear open deck and attached two- car garage with roof deck. Motion to approve with condition made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito,

Garcia, Saul, and Toia.

569-19-Z ZONING DISTRICT: RS-3 WARD: 32

APPLICANT: Noah Properties, LLC **OWNER:** John A. Newhouse

PREMISES AFFECTED: 2341 W. Shakespeare Avenue

SUBJECT: Application for a variation to relocate the required rear yard open

space to the roof of the proposed attached garage which will serve the proposed single-family residence with a rear open deck and

attached two car garage with roof deck.

Motion to approve with condition made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito,

Garcia, Saul, and Toia.

571-19-S ZONING DISTRICT: M1-3 WARD: 3

APPLICANT: D3: Dre's Diesel Dome, LLC **OWNER:** 2635 South Wabash Realty, LLC

PREMISES AFFECTED: 2635 S. Wabash Avenue

SUBJECT: Application for a special use to establish a 4,215 square foot fitness

center (Sports and Recreation Participant) in an existing four-story

mixed-use building.

Continued to January 17, 2020 at 2:00 p.m.

593-19-Z ZONING DISTRICT: RT-4 WARD: 1

APPLICANT: 2738 W Cortez Condominium Association

OWNER: Same as applicant **PREMISES AFFECTED:** 2738 W. Cortez Street

SUBJECT: Application for a variation to reduce the rear setback from the

required 37.4' to 2', east and west side setback from 2' each to zero, combined side setback from 5' to zero for a proposed garage roof deck with access bridge in the rear of an existing three-story, three

dwelling unit building.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,

and Toia.

594-19-Z ZONING DISTRICT: RT-4 WARD: 1

APPLICANT: 2738 W Cortez Condominium Association

OWNER: Same as applicant **PREMISES AFFECTED:** 2738 W. Cortez Street

SUBJECT: Application for a variation to relocate the required 202 square feet

of rear yard open to a proposed garage roof top deck which will serve the existing three-story, three dwelling unit building with

garage with access bridge to the proposed roof deck.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,

and Toia.

ZONING DISTRICT: RT-4 WARD: 1 APPLICANT: 2738 W Cortez Street Condominium Association

OWNER: Same as applicant **PREMISES AFFECTED:** 2738 W. Cortez Street

SUBJECT: Application for a variation to reduce the required number off-

street parking three parking spaces to two for a proposed garage roof deck with access bridge at the rear of the existing three-story,

three dwelling unit building.

Withdrawn.

596-19-S APPLICANT:An Abstract Grooming Company / Simeon O Haynes

OWNER: Bob Louis Group, LLC **PREMISES AFFECTED:** 900 S. Western Avenue

SUBJECT: Application for a special use to establish a barber shop.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,

and Toia.

Motion to move into closed session pursuant to Sections 2(c)(4) and 2(c)(21) of the Open Meetings Act for the purposes of: (1) considering the evidence and testimony presented in open session; and (2) semi-annual review of the Board's closed session minutes made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia. Meeting went into closed session at 6:20 PM.

Motion to return to open session made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia. Meeting returned to open session at 6:40 PM.

Motion to approve the written resolution containing findings of fact consistent with the votes of the Board for Board Cal. Nos. 491-19-Z, 492-19-Z, and 498-19-S made by

Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of November 15, 2019, except for Board Cal Nos. 550-19-Z, 576-19-Z, 579-19-S, 580-19-Z, 586-19-S, 587-19-Z, 588-19-Z, 589-19-Z, 590-19-A, 548-19-A, 359-19-Z and 360-19-Z made by Chairman. Second by Toia. Motion carried 5-0: yeas — Chairman, Esposito, Garcia, Saul, and Toia.

The Chairman announced that in closed session the Board had reviewed the Board's closed session minutes and had determined that the need for confidentiality still existed for all closed session minutes.

The Chairman moved to adjourn at 6:53 PM. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

Adjournment.